

TRANSFER  
TAX  
PAID

## WARRANTY DEED

Know All Men By These Presents

38-135  
38-134

That I, **Janice J. D'Alonzo**, of Kennebunk, County of York and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Paradigm Developments LLC**, a Maine limited liability company, with its principal place of business at 187 Exchange Street, Bangor, ME 04401, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Paradigm Developments LLC, its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Parcel One - 137 Silver Street, now known as 3 Michael Lane:

map 2/8 lot 135

Beginning at an iron pin in the northerly line of the original Lewis A. Poulin property 150 feet westerly from an iron pin in the westerly line of Silver Street; thence northwesterly along land formerly owned by one Kimbel, a distance of 411 feet, more or less, to Messalonskee Stream; thence southerly along the easterly bank of said stream, a distance of 150 feet, more or less, to an iron pin; thence southeasterly and parallel to the northerly line herein described, a distance of 320 feet, more or less, to Henry Winters westerly line; thence northeasterly at right angles a distance of 19 feet, more or less, to an iron pin; thence northwesterly along Mrs. Lewis A. Poulin lot a distance of 19 feet to an iron pin in the ground; thence northeasterly a distance of 51 feet, more or less, and 10 feet westerly of Mrs. Lewis A. Poulin garage, to an iron pin in the ground, at Mrs. Poulin's northwest corner of her house lot; thence southeasterly along Mrs. Poulin's northerly line of her house lot a distance of 98.4 feet to an iron pin in the ground; thence northeasterly and at right angles along the westerly line of a two tenement house lot, a distance of 77 feet and point begun at.

ALSO another certain lot or parcel of land situated in said Waterville and bounded and described as follows:

Beginning at an iron pin in the westerly line of Henry Winters' land and 19 feet from said Winters' northwesterly corner; thence northwesterly at right angles to Winters' westerly line, a distance of 320 feet, more or less, to Messalonskee Stream; thence southerly along the easterly bank of said stream a distance of 285 feet, more or less, to the northerly line of one Dubord; thence easterly, along Dubord's northerly line a distance of 70 feet to a brook; thence along said brook about 250 feet, more or less, to an iron pin in the ground; thence northeasterly along Henry Winters' westerly line a distance of 136 feet, more or less, to point begun at.

ALSO another certain lot or parcel of land situate in said Waterville and bounded and described as follows:

Beginning at a stone in the westerly line of Silver Street at the northeasterly corner of land formerly owned by one Merrill; thence northwesterly at right angles to Silver Street a distance of 150 feet, to an iron pin; thence northeasterly and at right angles, a distance of 54 feet to an iron pin in the ground; thence southeasterly and at right angles a distance of 150 feet to an iron pin in the westerly line of Silver Street; thence southerly along the westerly line of Silver Street a distance of 54 feet to the point begun at.

ALSO meaning and intending to convey any and all right, title, and interest the Grantor may have in and to an island in Messalonskee Stream lying westerly of the within described property.

The Grantor herein also bargains, sells, and conveys, with warranty covenants, the roadway or right of way extending westerly from Silver Street through and by the within described property and for the benefit of same, to and for the benefit of the remaining property herein conveyed which adjoins the Messalonskee Stream, all as presently laid out and used.

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Lumber & Lumber  
60 Columbia St  
Bangor, Me 04401

Being all and the same premises acquired by Michael P. D'Alonzo and Janice J. D'Alonzo, as joint tenants, by Warranty Deed from Lorna Smith dated May 25, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2474, Page 297. Michael P. D'Alonzo is deceased and Janice J. D'Alonzo is the surviving joint tenant.

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Parcel Two - 137½ Silver Street, now known as 2 Michael Lane:

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Beginning at an iron pin in the northerly line of land now or formerly of Henry Winters at 150 westerly of a stone bound at the southeasterly corner of the original Lewis A. Poulin land; thence continuing westerly to a point 10 feet westerly of Lewis A. Poulin's garage, to an iron pin in the ground; thence at right angles northeasterly and a distance of 51 feet, more or less, to an iron pin in the ground, said iron pin being 98.4 feet from an iron pin at the northwest corner of a vacant lot; thence southeasterly a distance of 98.4 feet to an iron pin in the ground at the northwesterly corner of a vacant lot; thence southwesterly at right angles along the westerly line of said vacant lot a distance of 54 feet, more or less, to the point of beginning.

Being all and the same premises acquired by Michael P. D'Alonzo and Janice J. D'Alonzo, as joint tenants, by Warranty Deed from Leocadie Poulin dated June 14, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2694, Page 130. Michael P. D'Alonzo is deceased and Janice J. D'Alonzo is the surviving joint tenant.

This Warranty Deed is given in satisfaction of a Land Installment Contract between Janice J. D'Alonzo and Paradigm Developments LLC dated April 30, 2002, a Memorandum of which is recorded in the Kennebec County Registry of Deeds in Book 6912, Page 44.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Paradigm Developments LLC, its successors and assigns, to it and its use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Janice J. D'Alonzo have hereunto set my hand and seal this 13<sup>th</sup> day of December, 2004.

Signed, Sealed and Delivered  
in the presence of

Catherine L Roberts  
Witness

Janice J D'Alonzo  
Janice J. D'Alonzo

STATE OF MAINE  
County of Kennebec, ss.

Personally appeared before me on this 13<sup>th</sup> day of December, 2004, the above-named, Janice J. D'Alonzo, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Received Kennebec SS.  
01/26/2005 9:05AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHWAY  
REGISTER OF DEEDS

Catherine L Roberts  
Notary Public

SEAL

Catherine L. Roberts  
Notary Public, Maine  
My Commission Expires December 8, 2006